

COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

DATE: June 13, 2008

TO: Planning Commission

SUBJECT: KRIPPNER WIRELESS TELECOMMUNICATION FACILITY; MAJOR USE PERMIT P06-062; BONSALL COMMUNITY PLANNING AREA (District: 5)

SUMMARY:

Overview

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility consisting of three panel antennas attached to a new faux chimney, behind RF transparent material. The faux chimney will match the design of a proposed garage building, to which it will be attached, with a total height of 20 feet. The equipment will be housed in a 10-foot by 16-foot equipment room within the proposed garage. The project will occupy 160 square feet of the 1 acre parcel. The project is subject to the Regional Land Use Element Policy 1.3, Estate Development Area (RDA) and General Plan Land Use Designation (19) Intensive Agriculture. It is zoned A70 (Limited Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance.

Recommendation(s)

DEPARTMENT OF PLANNING AND LAND USE:

Grant the attached Form of Decision approving Major Use Permit P06-062 that makes the appropriate findings and includes those requirements and conditions necessary to ensure the project is implemented in a manner consistent with the Zoning Ordinance, Noise Ordinance, and State Law (Attachment B).

Fiscal Impact

N/A

Business Impact Statement

N/A

Advisory Board Statement

N/A

SUBJECT: KRIPPNER WIRELESS TELECOMMUNICATION FACILITY; MAJOR USE PERMIT P06-062, BONSALL COMMUNITY PLANNING AREA (District: 5)

Involved Parties

Agent: Karen Adler, Owner: Gerry and Renee Krippner
See Ownership Disclosure in Attachment D

BACKGROUND:

This is request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility consists of three panel antennas attached to a new faux chimney, behind RF transparent material. The faux chimney will match the design of a proposed garage building, to which it will be attached; with a total height of 20 feet. The equipment will be housed in a 10-foot by 16-foot equipment room within the proposed garage.

The project site is characterized as semi-rural. The subject parcel is 1 acre in size and is developed with an existing single family residence. The proposed telecommunication facility is located in the southern portion of the parcel, with access provided through a 16-foot driveway connecting to Gopher Canyon Court. The surrounding area can be categorized as semi-rural and includes residential and agricultural uses.

The project site is zoned A70 (Limited Agriculture), which is a non-preferred zone for telecommunications facilities pursuant to Section 6986 of the San Diego County Zoning Ordinance. The proposed project is also in a non-preferred location pursuant to Section 6986, as the garage and chimney attachment are proposed with the Major Use Permit; however, the antennas will be completely camouflaged behind RF transparent material. The site was selected because no other preferred zones exist in the service area that meets the coverage objective. The project is classified as a Tier 4 site, pursuant to Section 6985A. of the Zoning Ordinance. The site is the most desirable due to the aesthetic and community character compatibility as identified in the Land Use Analysis (Attachment F).

The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular telephone facilities. Therefore, we do not require information from the applicant on potential health effects from EMR associated with the project. Past experience by DPLU when inquiring about health effects from cellular providers have concluded that the amounts of EMR associated with these projects is low and could only cause possible health effects when persons are exposed for long periods of time and at very close distances to the facility. Generally, this information is available from the cellular providers upon request as it is also required from the Federal Communication Commission.

PROJECT ISSUES:

No project issues have been identified. For a complete discussion of the project, see the Land Use Analysis, Attachment F.

SUBJECT: KRIPPNER WIRELESS TELECOMMUNICATION FACILITY; MAJOR USE PERMIT P06-062, BONSALL COMMUNITY PLANNING AREA (District: 5)

WAIVERS AND EXCEPTIONS:

No waivers or exceptions are required as part of this Major Use Permit approval.

ENVIRONMENTAL STATUS:

Pursuant to Section 15303 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. A Notice of Exemption dated June 13, 2008 is on file at the Department of Planning and Land Use as Environmental Review Number 06-08-034. See Attachment C for the environmental documentation.

PREVIOUS ACTIONS:

N/A

ACTIVITIES UNDERTAKEN WITHOUT APPROPRIATE PERMITS:

N/A

PUBLIC INPUT:

On August 1, 2006, the Bonsall Planning Group voted Ayes – 6, Noes – 0, Abstained – 1, to recommend approval. See Attachment D for the Action Sheet.

DEPARTMENT REASONS FOR RECOMMENDATION:

1. The project, as proposed, is consistent with the Land Use Designation of the General Plan (19) Intensive Agriculture because civic uses are allowed, if they support the local population.
2. The project, as proposed, is consistent with the Bonsall Community Plan because the project, as proposed, does not interfere either functionally or visually with adjacent land uses.
3. The project, as proposed, is consistent with the A70 (Limited Agriculture) Use Regulation which allows for Wireless Telecommunication Facilities pursuant to Sections 6985 and 6986 of the Zoning Ordinance with the granting of a Major Use Permit.
4. The project, as proposed, complies with the California Environmental Quality Act and State and County CEQA Guidelines because the project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures). A Notice of Exemption dated June 13, 2008 is on file with the Department of Planning and Land Use as Environmental Review No. 06-08-034.
5. The Major Use Permit as proposed complies with all of the required findings of the Zoning Ordinance as described and incorporated in the attached Form of Decision, Attachment B.

SUBJECT: KRIPPNER WIRELESS TELECOMMUNICATION FACILITY; MAJOR USE PERMIT P06-062, BONSTALL COMMUNITY PLANNING AREA (District: 5)

cc: Karen Adler, 302 State Place, Escondido, CA 92029
 Gerry and Renee Krippner, 2682 Gopher Canyon Court, Vista, CA 92084
 Bonsall Community Sponsor Group, 2056 Camino Cantera, Vista, CA 92084
 Nael Areigat, DPW Project Manager, Department of Public Works, M.S. 0336
 Alyssa Maxson, Manager, Department of Planning and Land Use, M.S. 0650
 Lisa Robles, Case Closure, Department of Planning and Land Use, M.S. 0650
 Carl Hebert, Case Tracking System, Department of Planning and Land Use, M.S. 0650

ATTACHMENTS:

Attachment A – Planning Documentation
 Attachment B – Form of Decision Approving P06-062
 Attachment C – Photo Simulations and Alternate Site Analysis
 Attachment D – Environmental Documentation
 Attachment E – Public Documentation
 Attachment F – Ownership Disclosure
 Attachment G – Land Use Analysis

CONTACT PERSON:

Kevin Johnston

Name

858-694-3084

Phone

858-694-3373

Fax

0650

Mail Station

kevin.johnston@sdcounty.ca.gov.

E-mail

AUTHORIZED REPRESENTATIVE:

 Interim Chief
 ERIC GIBSON, INTERIM DIRECTOR

Attachment A

Planning Documentation

4 - 6
ADDITIONAL INFORMATION
CASE SHEET

APPLICATION

Meeting Date: 6-13-08

Type: Major Use Permit	Case No. P06-062
Applicant: T-Mobile Wireless	ENVIRONMENTAL STATUS: Exempt from CEQA, Section 15303, New Construction or Conversion of Small Structures
Agent: Karen Adler	Analyst: Kevin Johnston
Project Manager: Kevin Johnston	Log No. 06-08-034
Account No. 06-0064343	

SITE/PROJECT DESCRIPTION

Community: Bonsall	Location: 2682 Gopher Canyon Court (APN 170-161-79)	Thomas Bros.: 1068/6A
<p>Project: This is a request for a Major Use Permit for the authorization and construction of an unmanned wireless telecommunication facility. The project consists of three panel antennas attached to a new faux chimney, behind RF transparent material. The faux chimney will match the design of a proposed garage building, to which it will be attached; with a total height of 20 feet. The equipment will be housed in a 10-foot by 16-foot equipment room within the proposed garage.</p> <p>Site: The site is developed with an average slope of less than 25 percent. The project is located on a parcel that is developed with an existing single family residence. The project will be located on the southern portion of the property. The area in which the project will be located is disturbed.</p>		
SURROUNDING LAND USES & ZONING: <u>North:</u> A70	<u>South:</u> A70	<u>East:</u> A70
Agriculture and Residential	Agriculture and Residential	Residential

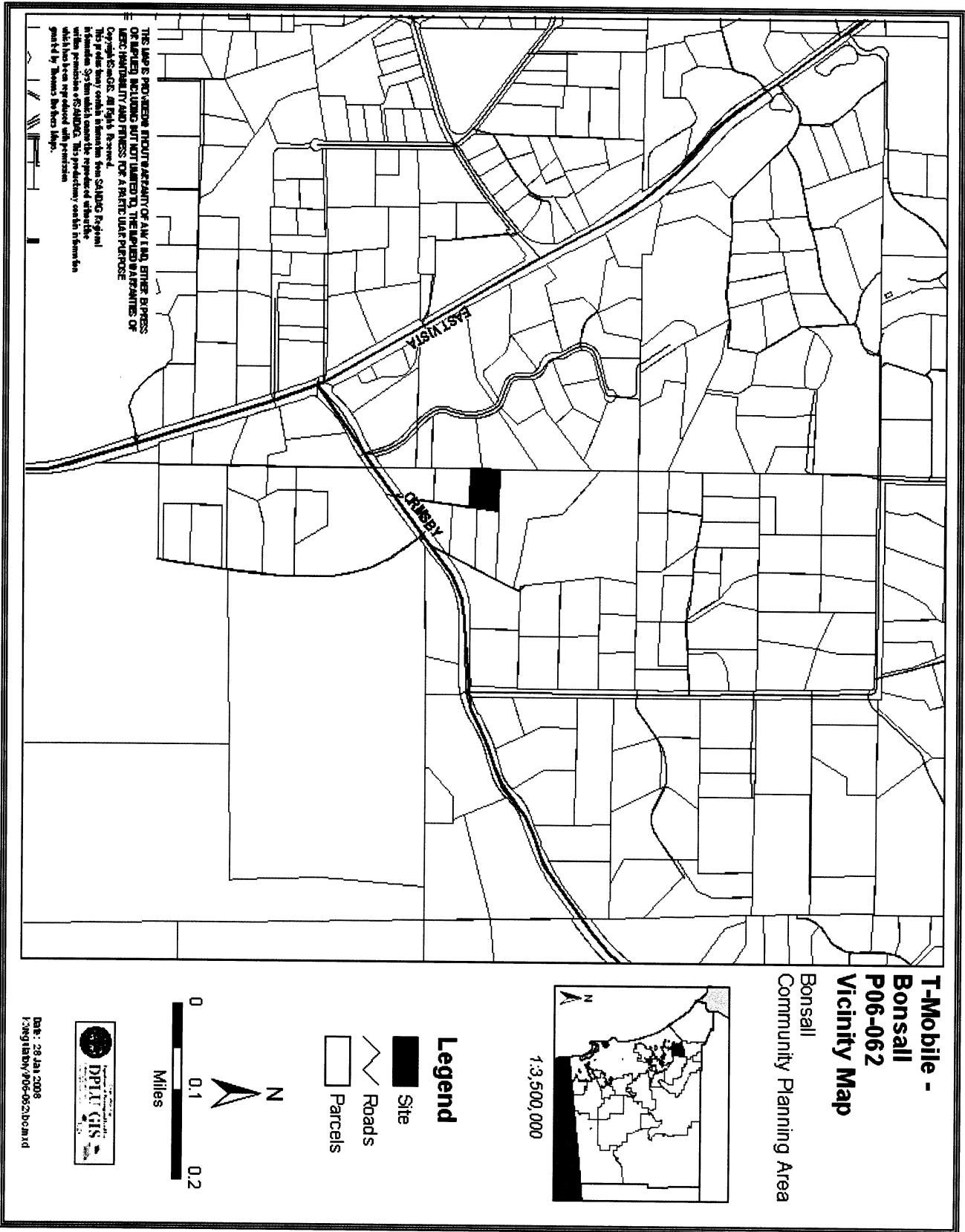
PROJECT STATISTICS

Total Area: 160 sq. ft.	Proposed Density: N/A
Lot Size: 1 Acre	Number of Lots/Units: N/A
DISTRICT	NEAREST FACILITY SERVICE LETTER AVAILABILITY
Sanitation: N/A	Yes <input type="checkbox"/> No <input type="checkbox"/>
Water: Vista Irrigation Land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Fire: Vista Fire Protection District	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Elementary School: N/A	Yes <input type="checkbox"/> No <input type="checkbox"/>
High School: N/A	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other: N/A	Yes <input type="checkbox"/> No <input type="checkbox"/>
Sphere of Influence: N/A	Yes <input type="checkbox"/> No <input type="checkbox"/>

GENERAL PLAN

ZONING

Community/Subregion: Bonsall	Existing: A70 (Limited Agriculture)
Designation/Density: 19 (Intensive Agriculture) /N/A	Proposed: N/A
Regional Category: Estate Development Area	Minimum Lot Size: N/A
Project/Plan Conformance: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Maximum Density: N/A
	Project/Zone Consistency: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

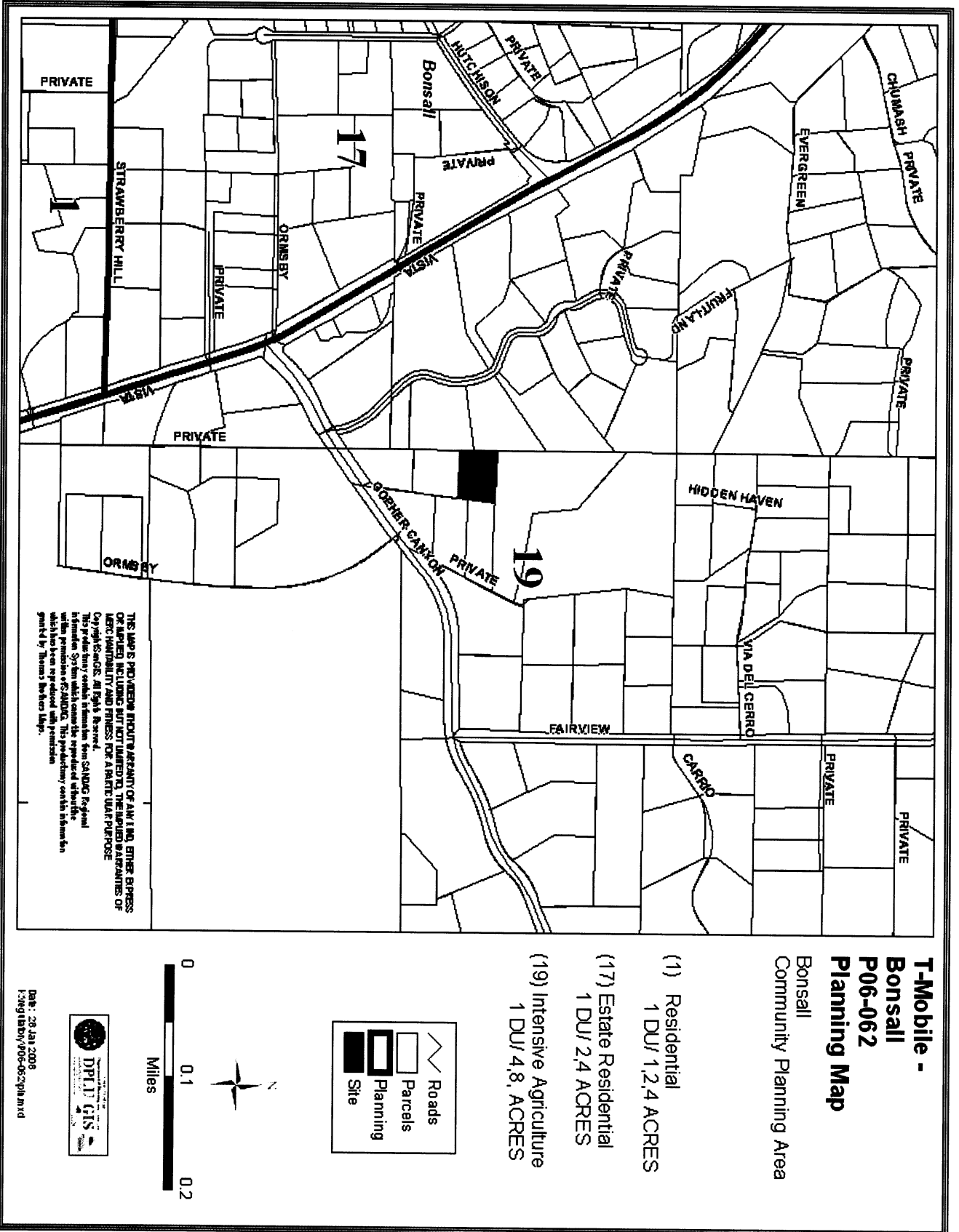


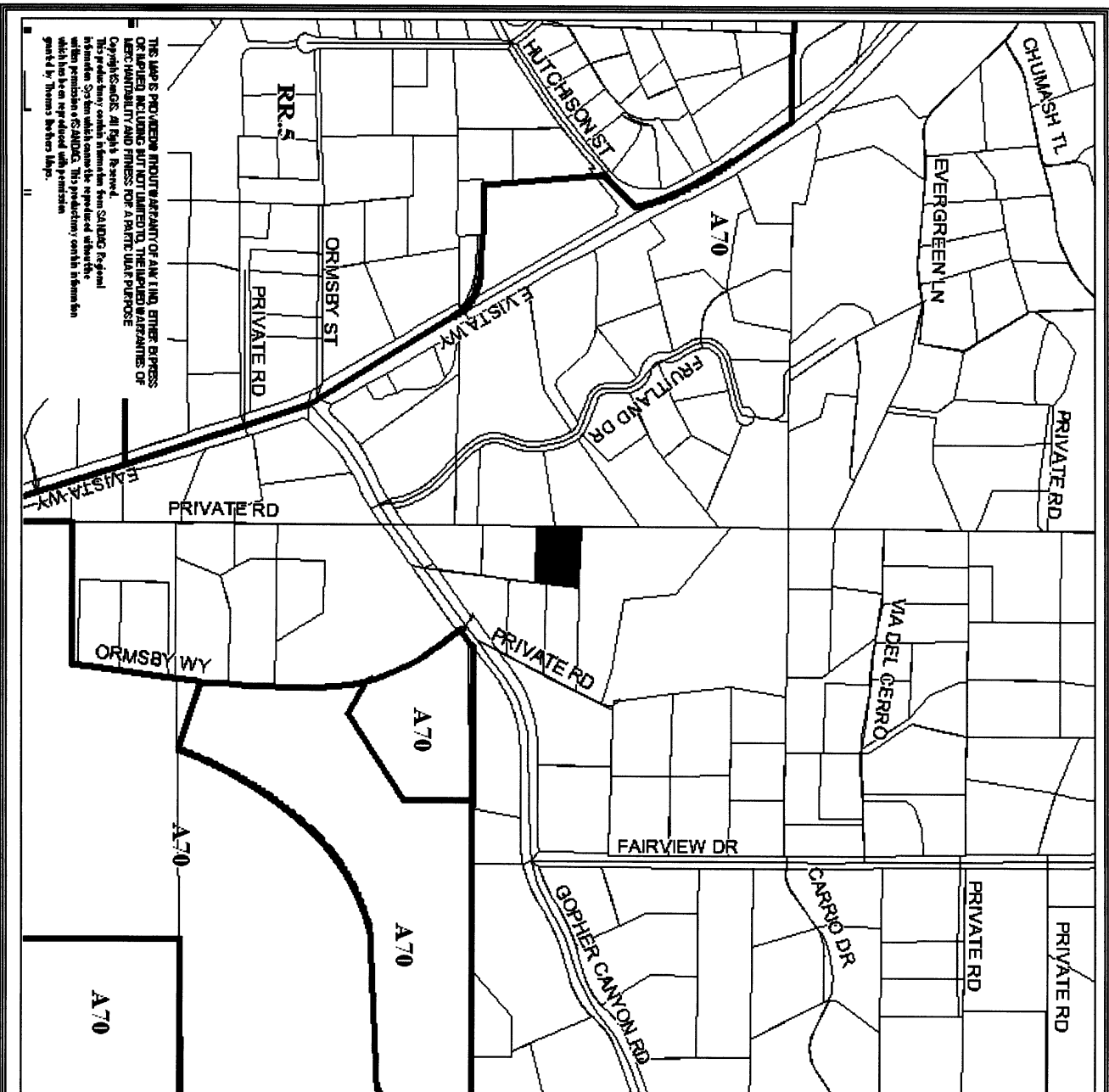
**T-Mobile -
Bonsall
P06-062
Vicinity Map**

Bonsall
Community Planning Area

Date: 28 Jan 2008
C:\mgis\p06-062\board





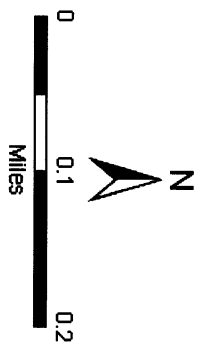
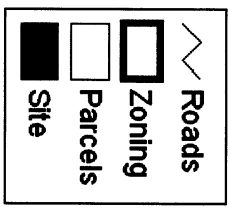


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T-Mobile - Bonsall P06-062 Zoning Map

Bonsall
Community Planning Area

(A) Limited Agriculture
(RR) Rural Residential



Date: 28 Jan 2006
I:\regulatory\p06-062\zoning.mxd

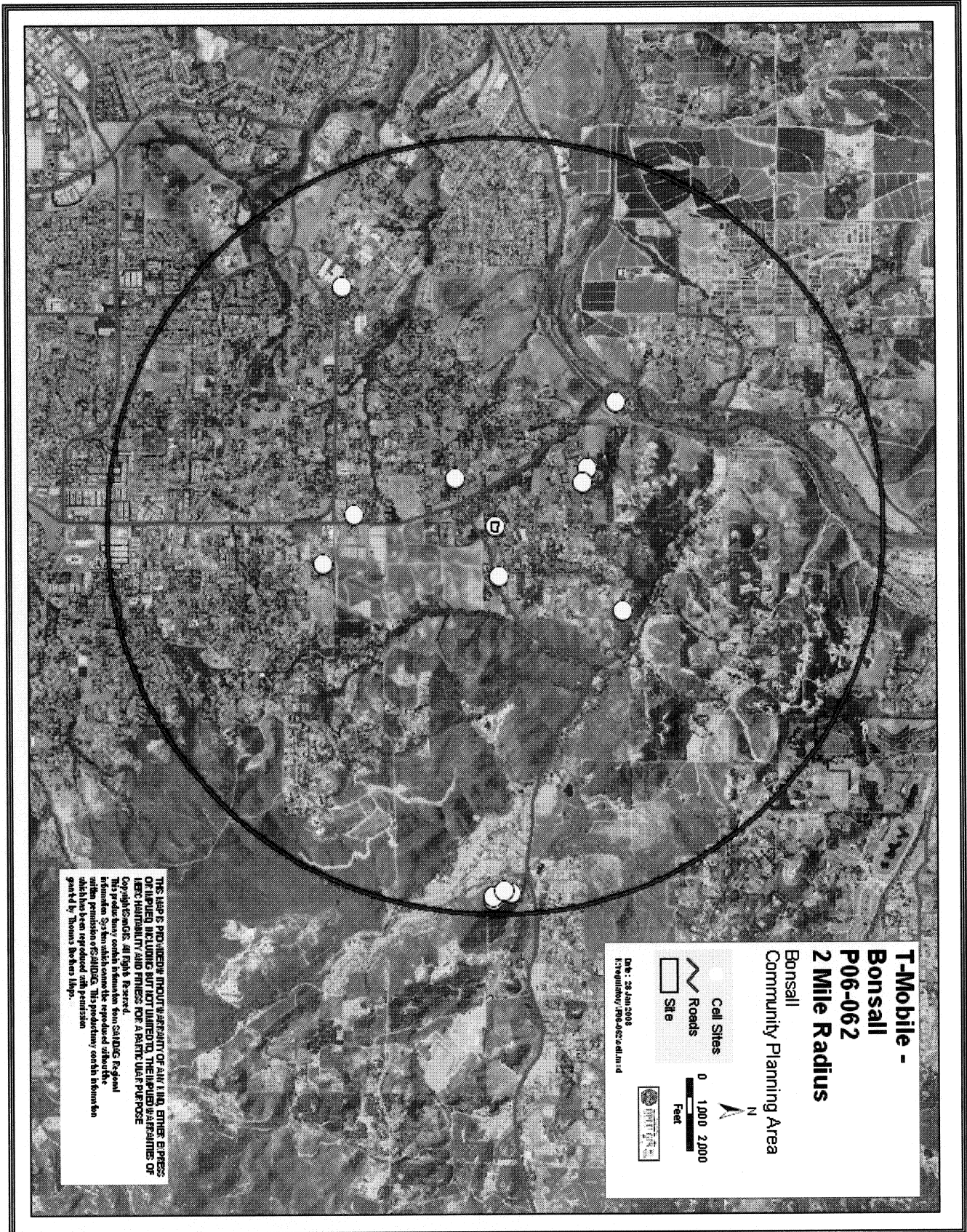


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**T-Mobile -
Bonsall
P06-062
Aerial Photo**

Bonsall
Community Planning Area

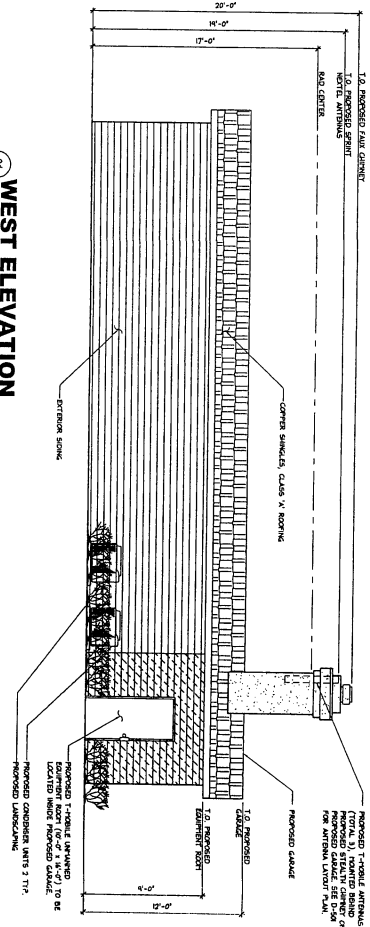
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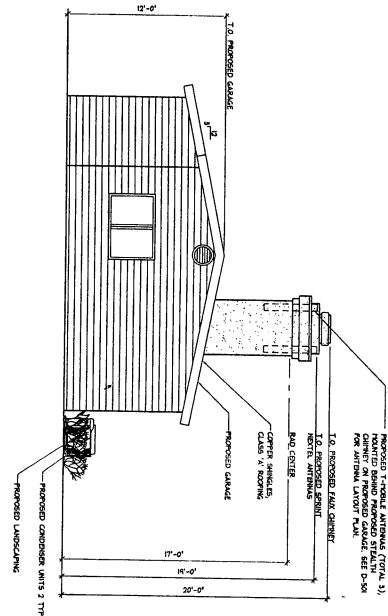
01 WEST ELEVATION

SCALE 1/4" = 1'-0"



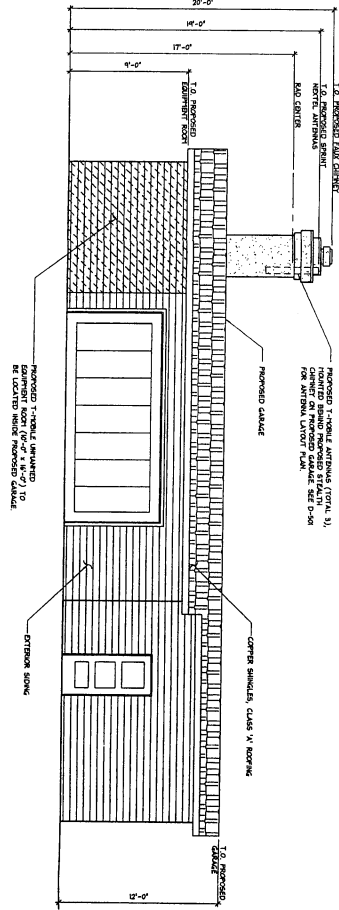
02 NORTH ELEVATION

SCALE 1/4" = 1'-0"



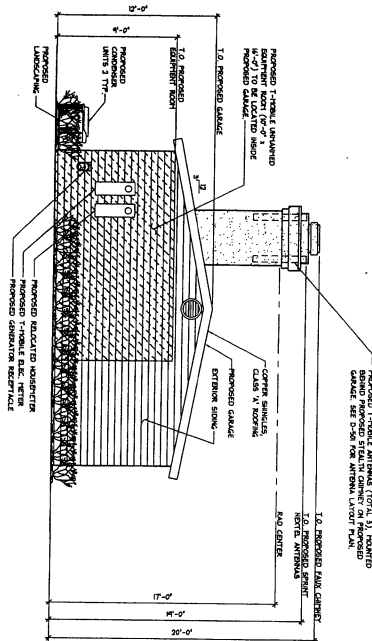
03 EAST ELEVATION

SCALE 1/4" = 1'-0"



04 SOUTH ELEVATION

SCALE 1/4" = 1'-0"



Plan Check No.

Exterior Elevations

KRIPPNER RESIDENCE

3106 S 58th St

San Diego, CA 92121

architect

T-Mobile

10180 TEL CES CT

San Diego, CA 92121

architect

Mitchell J. Architecture

4833 Camino del Rio N.

San Diego, CA 92108

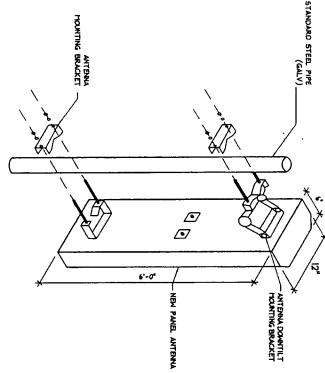
619.592.1100 (ph) / 619.592.1100 (fax)

architect

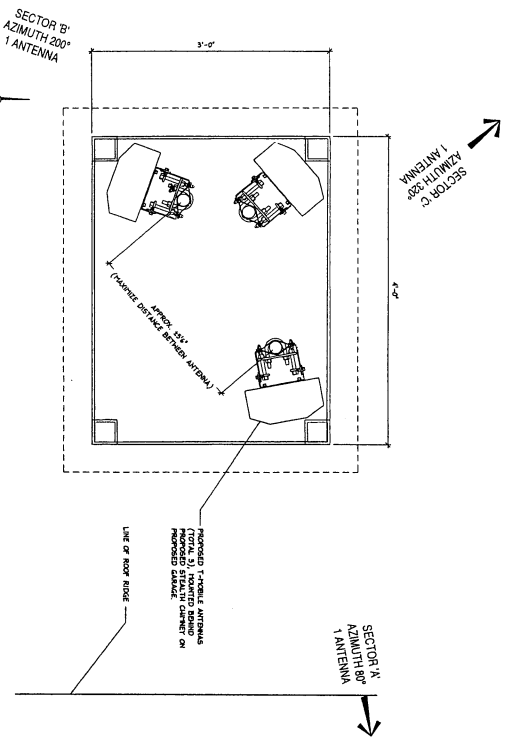
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3	03-21-03	JM	JM
4	03-21-03	JM	JM
5	03-21-03	JM	JM
6	03-21-03	JM	JM
7	03-21-03	JM	JM
8	03-21-03	JM	JM
9	03-21-03	JM	JM
10	03-21-03	JM	JM



02 ANTENNA ATTACHMENT
SCALE: 1" = 1'-0"



01 ANTENNA LAYOUT PLAN
SCALE: 1" = 1'-0"



Rev. 1/1/01
1.1
1.2
1.3

D-501

ANTENNA DETAIL

KRIPPNER RESIDENCE
SD06356B
2682 GOPHER CANYON CT
VISTA, CA 92084

T-Mobile

10180 TELLSIS CT #333
SAN DIEGO, CA 92121

Mitchell P. Architecture, Inc.
4855 RIVERSIDE COURT, SUITE 100
SAN DIEGO, CA 92111
619.550.3140 (ext) / 619.550.3140 (fax)

No.	Description / Item	Date
1	Initial Design	01-23-01
2	Revised Design	02-23-01
3	Final Design	03-23-01
4	Construction Documents	04-23-01
5	Construction Documents	05-23-01
6	Construction Documents	06-23-01
7	Construction Documents	07-23-01
8	Construction Documents	08-23-01
9	Construction Documents	09-23-01
10	Construction Documents	10-23-01
11	Construction Documents	11-23-01
12	Construction Documents	12-23-01
13	Construction Documents	01-24-02
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17	Construction Documents	05-24-02
18	Construction Documents	06-24-02
19	Construction Documents	07-24-02
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92	Construction Documents	08-30-08
93	Construction Documents	09-30-08
94	Construction Documents	10-30-08
95	Construction Documents	11-30-08
96	Construction Documents	12-30-08
97	Construction Documents	01-31-09
98	Construction Documents	02-31-09
99	Construction Documents	03-31-09
100	Construction Documents	04-31-09



Design Intent: The shrub material chosen will mature in 3 years to screen the site walls and a.c. units and to compliment the existing landscape. All plant material is fire resistive.

GENERAL NOTES

Conformance: All new landscaping and irrigation work shown on plans to be in accordance with the criteria and standards of the County of San Diego's Landscape Regulations and other applicable standards as of the approved date of these plans.

This project shall be maintained by the Owner who shall assume responsibility for the long term landscape maintenance. The landscape areas shall be free of debris and litter and all plant material shall be maintained in a healthy growing condition.

Plants Install 2" deep bark mulch chips in all planting areas.

1. An automatic, electrically controlled irrigation system shall be provided as required for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.
2. All planting areas shall be irrigated by an automatic below grade system featuring a combination of spray heads, drip heads, and bubblers.

CONSULTING LANDSCAPE ARCHITECTS 416.1
ARCHITECTURAL SERVICES
GENERAL CONTRACTORS 416.44
CONSTRUCTION MANAGEMENT
ENVIRONMENTAL SCIENCES

3125 TALBOT STREET
SUITE 2
SAN DIEGO, CA 92106
PH (619) 224 3609
FAX (619) 224 3660



MITCHELL J ARCHITECTURE, INC.
4883 Plomason Court, Suite M
San Diego, CA 92111
858.650.3130 (ph) / 858.650.3140 (fax)

Attachment B

Form of Decision

Approving P06-062

SAN DIEGO COUNTY PLANNING COMMISSION

5201 Ruffin Road

San Diego, CA 92123

June 13, 2008

Decision of the Planning Commission
On the Application of Major Use Permit
Number P06-062

GRANT, as per plot plan and elevations dated January 7, 2008, consisting of eight sheets, as approved concurrently herewith, a Major Use Permit, pursuant to Section 6985, 6986, and 7358 of the Zoning Ordinance, to authorize the location and use of an unmanned wireless telecommunications facility. The facility includes three panel antennas attached to a new faux chimney, behind RF transparent material. The faux chimney will match the design of a proposed garage building, to which it will be attached; with a total height of 20 feet. The equipment will be housed in a 10-foot by 16-foot equipment room within the proposed garage. Pursuant to Section 6985A of the Zoning Ordinance, a Major Use Permit is required because the project site is located in an area zoned A70 (General Rural), is not located on a high voltage transmission tower, and is not covered by a Wireless Community Master Plan.

CONDITIONS

The following conditions are imposed with the granting of this Major Use Permit:

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

- A. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
1. Pay the Transportation Impact Fee (TIF) in accordance with County Ordinance # 9712.
 2. Provide evidence that vehicular access to the project site is approved to the satisfaction of the Vista Fire Protection District.
 3. Obtain a Construction Permit for any work within the County road right-of-way. DPW Construction/Road right-of-way Permits Services Section

should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

- B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:
1. Have a registered civil engineer, a registered traffic engineer, or a licensed surveyor provide a signed statement that: "physically, there is a minimum adequate unobstructed sight distance in both directions along Gopher Canyon Road from the private easement road serving the project, Gopher Canyon Court for the prevailing operating speed of traffic on Gopher Canyon Road, per Section 6.1.E of the County Public Road Standards (approved July 14, 1999)". If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required." These certifications shall be to the satisfaction of the Director of Public Works.
 2. Comply with street lighting requirements as follows:
 - a. Transfer the property subject to this Major Use Permit (MUP 06-062 RPL) into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer.
 3. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating Conditions A-1 through B-2 have been completed to that department's satisfaction.
 4. Submit to the satisfaction of the Director of the Department of Planning and Land Use for inclusion in the planning file P06-062, digital photos demonstrating that the specified equipment cabinets have been installed including their serial numbers or identification plates at the completed installation. A second set of photographs shall be provided to the T-Mobile construction manager.
- C. The following conditions shall apply during the term of the Major Use Permit:
1. The applicant is responsible for maintenance and repair of any damage caused by them to the on-site and off-site private roads that serve the property.

2. Be prohibited from installing any additional unspecified exterior equipment such as standby generators without a permit modification.
3. Maintain the appearance of the facility and associated equipment shelter, as depicted in photo simulations in file P06-062, for the duration of the facility's operation and remove same upon termination of use.
4. Remove all graffiti on any components of the facility promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
5. All wireless telecommunications sites shall be kept clean and free of litter.
6. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.
7. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days prior to the final day of use.
8. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use.
9. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first.
10. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.
11. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
12. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.
13. Equipment cabinets and antenna structures shall be secured to prohibit unauthorized access.
14. Be prohibited from removing any of the landscape screening between the equipment shelter location and the property line.

15. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance.
 16. The parking areas and driveways shall be well maintained.
 17. All landscaping shall be adequately watered and well maintained at all times.
 18. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.
 19. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permit from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9246 and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information on-site concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
 20. The applicant shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every 12 months, to determine if the applicant is complying with all terms and conditions of the Major Use Permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every 12 months until the County determines the applicant is in compliance.
- D. This Major Use Permit shall expire on June 13, 2010 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of the Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

FINDINGS:**CEQA FINDINGS**

It is hereby found that the proposed project is exempt from the California Environmental Quality Act as specified under Section 15303 of the State CEQA Guidelines for the reasons detailed in the Notice of Exemption Form dated June 13, 2008 on file with DPLU as Environmental Review Number 06-08-034.

STORMWATER FINDINGS

It is hereby found that the project proposed by the applicant has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

RESOURCE PROTECTION ORDINANCE FINDINGS

It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance (RPO) as further discussed in the Ordinance Checklist dated June 13, 2008.

MAJOR USE PERMIT FINDINGS

Pursuant to Section 7358 (see Section 7359 for findings required for permits filed pursuant to Regional Land Use Element 3.8) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

- 1. Harmony in scale, bulk, coverage, and density

The project is a Major Use Permit for the construction and operation of an unmanned wireless telecommunications facility that will consist of three panel antennas attached to a new faux chimney, behind RF transparent material. The faux chimney will match the design of a proposed garage building, to which it will be attached; with a total height of 20 feet. The equipment will be housed in a 10-foot by 16-foot equipment room within the proposed garage.

The project site is 1 acre in size and is developed with an existing single family residence. The area in which the project site is located can be categorized as semi-rural. The project is compatible with the surrounding area which is comprised of residential and agricultural uses because the project, as designed is stealth, and will blend into the project site with minimal effects to the surrounding area.

Scale and Bulk:

The subject parcel is developed with an existing single family residence. The proposed unmanned wireless telecommunications facility includes a faux chimney built on a proposed garage, to a height of 20 feet. The equipment will be housed within the proposed garage.

Photo simulations on file with Major Use Permit P06-062 (Attachment A) illustrate that the proposed faux chimney is unobtrusive to the surrounding viewshed. The view from the surrounding area will be minimized because the project is designed to resemble an actual chimney. The equipment will be housed within a proposed garage and will not be visible from surrounding properties. Surrounding land uses include agriculture and residential. The project is compatible with adjacent uses in terms of scale and bulk because of the stealth design, the existence of other vertical elements (single family homes and agricultural buildings), and the location of the facility. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or to the surrounding area.

Coverage:

The subject parcel is 1 acre in size. Surrounding land uses consist of agricultural and residential land uses with parcel sizes ranging from approximately 0.5 to over 50 acres in size. The project is located on a parcel that is developed with an existing single family residence. The lease area for this unmanned wireless telecommunications facility will total 160 square-feet (less than 1% lot coverage). Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the existing structures. As such, the addition of the telecommunications facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed structure, the size of the existing structures on the property, and the coverage characteristics of surrounding properties, the addition of the telecommunications facility will be consistent in terms of

coverage of the surrounding area and will not substantially increase the lot area coverage.

Density: The project is a Major Use Permit for the authorization of a telecommunications facility and does not have a residential component subject to density.

2. The availability of public facilities, services, and utilities

The project is located within the Vista Fire Protection District and the Vista Irrigation District for water service. These Districts have certified the availability of service. The project will not require sewer services. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

3. The harmful effect, if any, upon desirable neighborhood character

The project is a Major Use Permit for the authorization of a wireless telecommunications facility. The facility will include a faux chimney to which 3 panel antennas will be attached. Associated equipment will be housed within a proposed garage. The project site is located within an area that is semi-rural with residential and agricultural uses surrounding the project site.

The project will not adversely affect the desirable neighborhood character because the project proposes a wireless telecommunication facility that is designed to be stealth. The equipment shelter will be located within an existing garage to conceal it from the surrounding properties. Photo simulations on file with Major Use Permit P06-062 (Attachment A) illustrate that the line, form, and color of the facility will integrate well with the proposed garage. The photo simulations demonstrate that the project is visually unobtrusive to the surrounding viewshed. The addition of the wireless telecommunication facility will not have a significant visual impact on the character of the area because the project as designed is stealth. Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, will not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project will not have a harmful effect on the neighborhood character.

4. The generation of traffic and the capacity and physical character of surrounding streets

The traffic generated from the project is expected to be one maintenance trip per month and will utilize an existing driveway off Gopher Canyon Court for access. Existing parking is available on the property. The use associated with this Major Use Permit is compatible with the existing semi-rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Gopher Canyon Court.

5. The suitability of the site for the type and intensity of use or development which is proposed

The project proposes a Major Use Permit for the authorization of an unmanned wireless telecommunications facility. The subject property is 1 acre in size and is developed with access and utility services adequate to serve the proposed use. The installation of the telecommunication facility will not require significant alteration to the land form. The project, as designed, will be stealth and will not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project will be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use

None identified.

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.

The project is subject to the Regional Land Use Element Policy – 1.3 (Estate Development Area), General Plan Land Use Designation - 19 (Intensive Agriculture), and the Bonsall Community Plan. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Policy 4 of the Public Safety Element of the County General Plan that encourages the support, establishment, and continual improvement of Countywide telephone communications system, particularly with respect to enhancing emergency communications.

- (c) That the requirements of the California Environmental Quality Act have been complied with.

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunications facility that

involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

WIRELESS TELECOMMUNICATIONS FINDINGS

The location and zoning, as described in Section 6986B and 6986C of the Wireless Telecommunications Facilities Ordinance, has been determined to be preferable due to aesthetic and community character compatibility.

The project is in a non-preferred zone. Pursuant to Section 6986B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Due to the camouflaging of the facility and the lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

NOTICES:

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on June 13, 2008.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

Attachment C

Photo Simulations and Alternate Site Analysis

EXISTING

SD06586B

Krippner Residence

2682 Gopher Canyon Ct.
Vista, CA 92084

T-Mobile



Proposed retaining wall

Proposed antennas mounted within
stealth chimney on proposed garage*Photosimulation of proposed telecommunications site*

**P06-062 Krippner Residence
T-Mobile Wireless Communication Facility
Alternate Site Analysis**

Project Site

The proposed project is located at 2682 Gopher Canyon Court, Vista. The underlying land use designation of the proposed site is A-70, Agriculture. Currently the on-site use consists of a private residence and palm grove on the adjacent parcel to the south, also owned by the same property owner. All surrounding properties are also designated A-70. The property is partially developed with a primary residence and the proposed uses are a garage building, an accessory use, and an unmanned wireless communication facility concealed within a new faux chimney. Project site elevation is 522 feet above mean sea level (AMSL), one of the highest points in the area.

Surrounding properties in the area of the proposed site are also designated A-70, agricultural, which is not a preferred zone according to the County' Wireless Ordinance. The proposed site is situated at a strategic location at the intersection of Vista Way and Gopher Canyon Road and allows the applicant to provide coverage both north and south along Vista Way as well as eastward along Gopher Canyon Road.

Alternate Sites and Sites Considered for Co-location**1. ZAP02-052, 1328 Gopher Canyon Road, Bonsall**

Sprint PCS received approval in May, 2005 for a wireless facility located on a 48-foot tall utility pole consisting of two omni-whip antennas with equipment located at the base of the pole. The site does not lend itself to co-location because of the constraints of locating more than one carrier on a utility pole and the need for ground space for equipment. Other utility poles in the area did not meet the coverage criteria for T-Mobile. The site is approximately 460 feet in elevation above mean sea level (AMSL). Land use designation is A70.

2. ZAP01-021, 3419 E. Vista Way, Bonsall

Sprint PCS proposed a wireless communication facility on a 48-foot tall palm tree, which was denied by the Planning Commission in November, 2002. The site was not considered because it did not provide coverage to the target area required by T-Mobile. Elevation is approximately 250 feet AMSL. Land use designation is A70.

3. P05-054, 1596 Aldorado Drive, Bonsall

Sprint PCS is proposing a wireless communication facility consisting of 15 antennas façade-mounted to the side of a barn at a height of 22.5 feet; the

existing barn on site will be replaced to accommodate the wireless project. Besides being in an area approximately .75 miles north of the project site which does not offer coverage to the target area, it is doubtful there would be adequate space available for additional antennas without increasing the height of the barn to substantially more than 35-feet, which is the height limit. The site is at an elevation of 380 feet AMSL. Land use designation is A70.

4. P04-027, Henning Residence, 2440 E. Vista Way, Bonsall

Cingular Wireless received approval in December, 2004 for a wireless communication facility consisting of three antennas concealed within a 35-foot tall faux chimney adjacent to the existing residence. The project was never constructed and subsequently abandoned by T-Mobile in favor of the proposed project due to changes in coverage projections for the local network. Site is at 479 feet AMSL. The property is designated RR1, which is not a preferred zone.

5. Residence, Ormsby Way, Bonsall

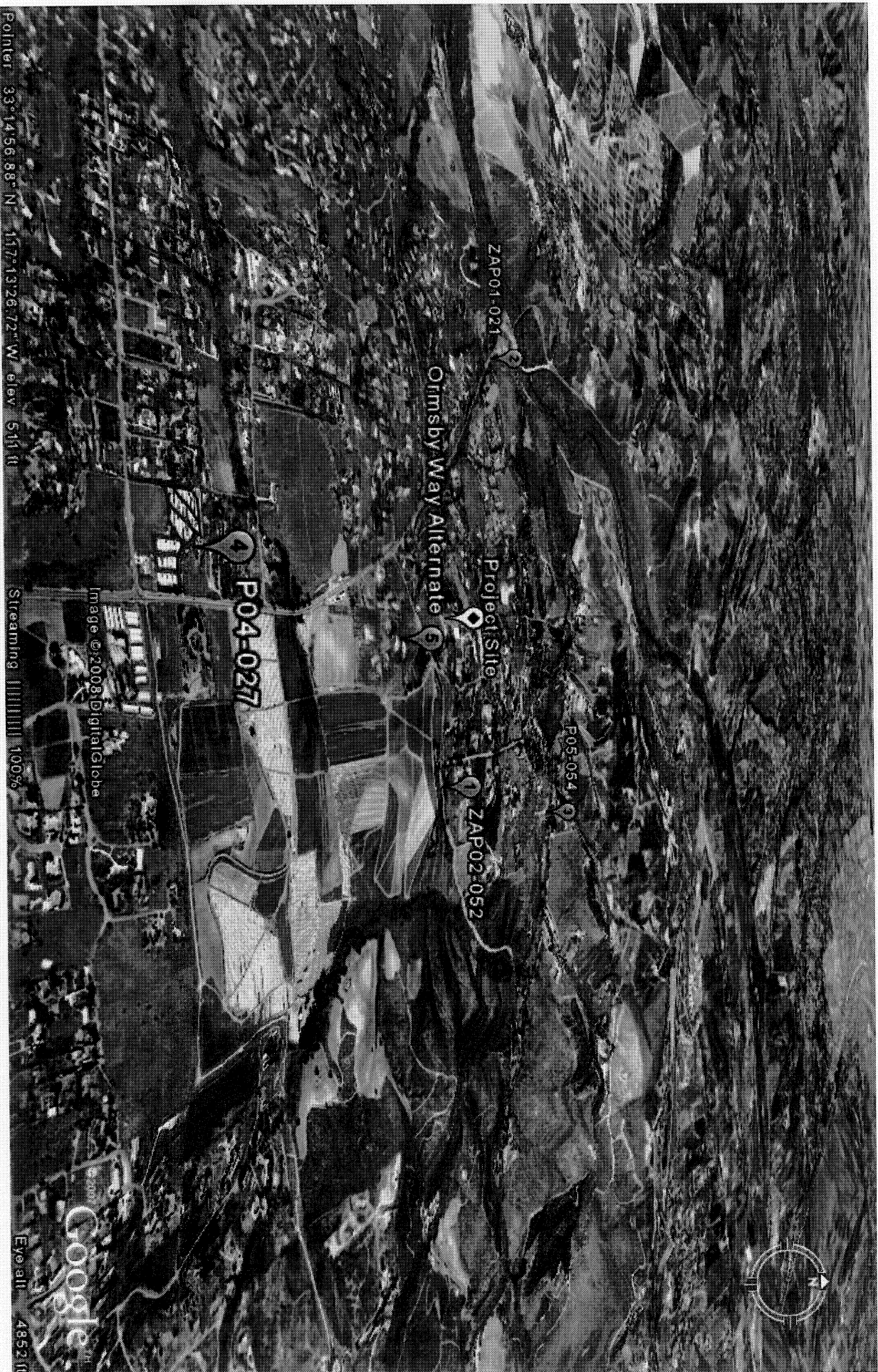
A residence on Ormsby Way was considered as an alternate site but rejected by T-Mobile engineers because it lacked the coverage footprint of the proposed project site. The site is approximately .5 miles south of the project site and is at an elevation of 535 feet AMSL. Although the site is higher in elevation than the project site, most of the gain in coverage is toward the south rather than to the east and north, which was desired by the network engineer. Land use designation for the parcel is A70.



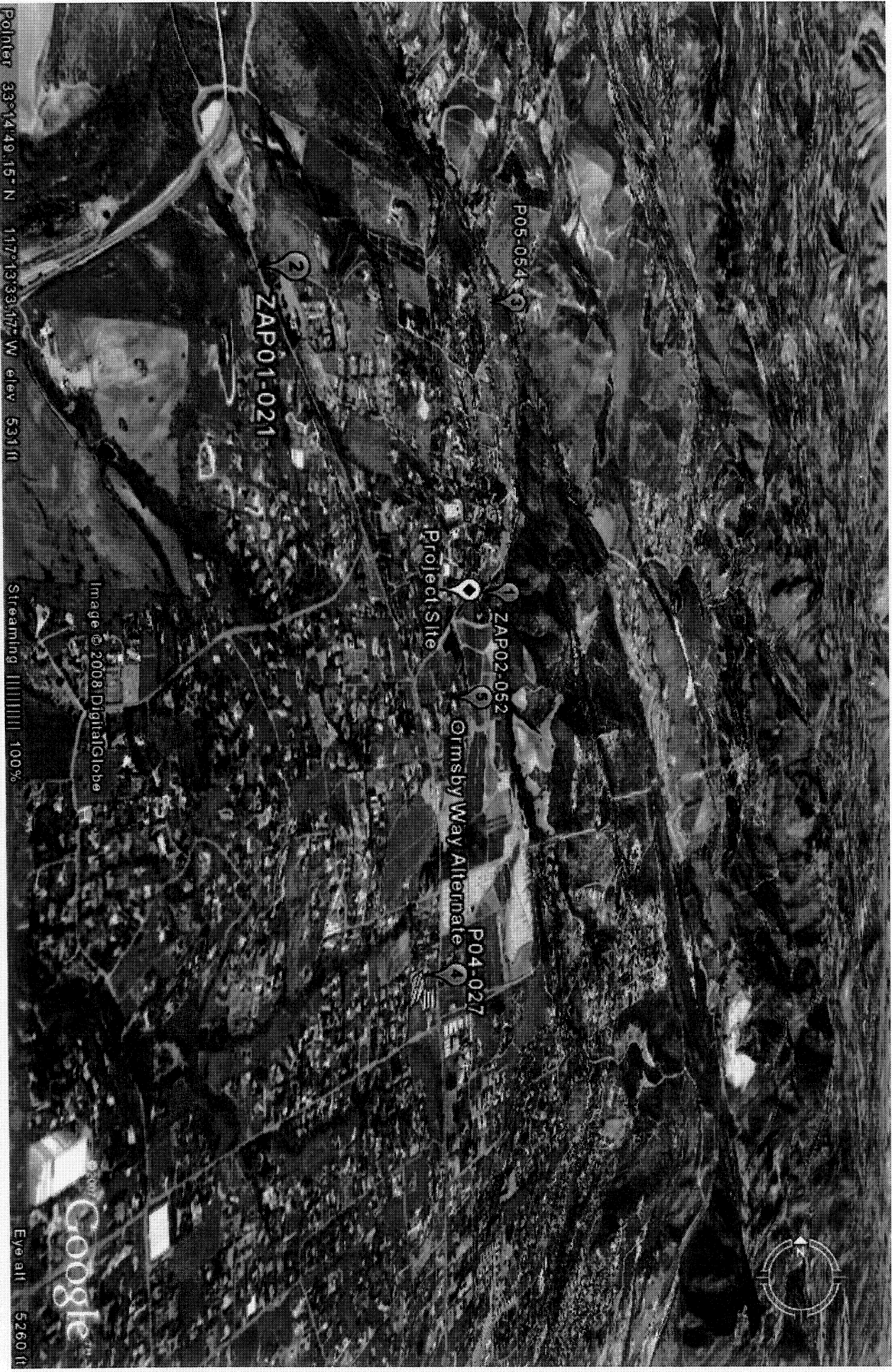
**P06-062 Krippner Residence
T-Mobile Wireless Communication Facility**

**Aerial Photos for
Alternate Site Analysis**

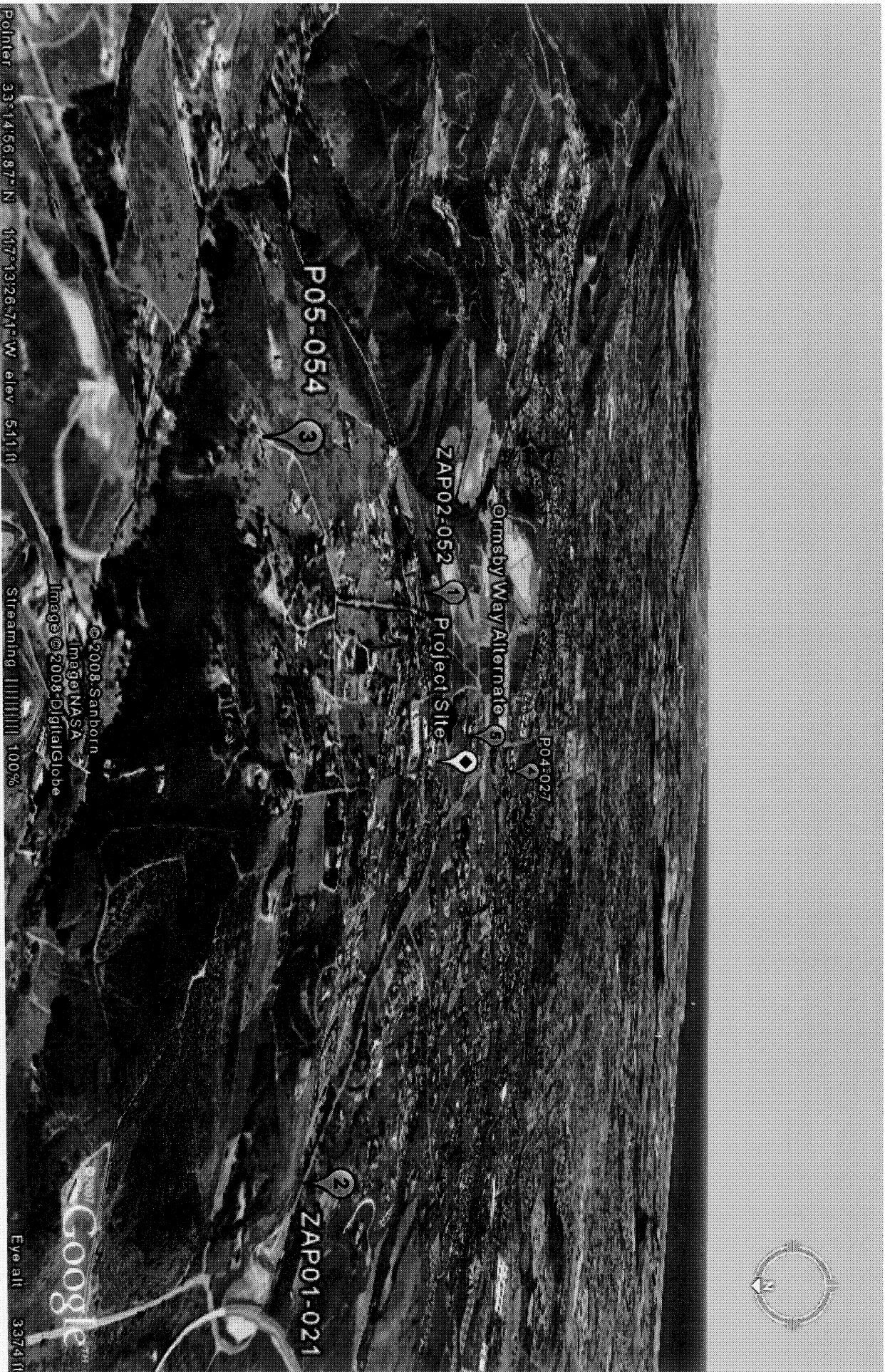
View of Project Site and Alternatives Looking North



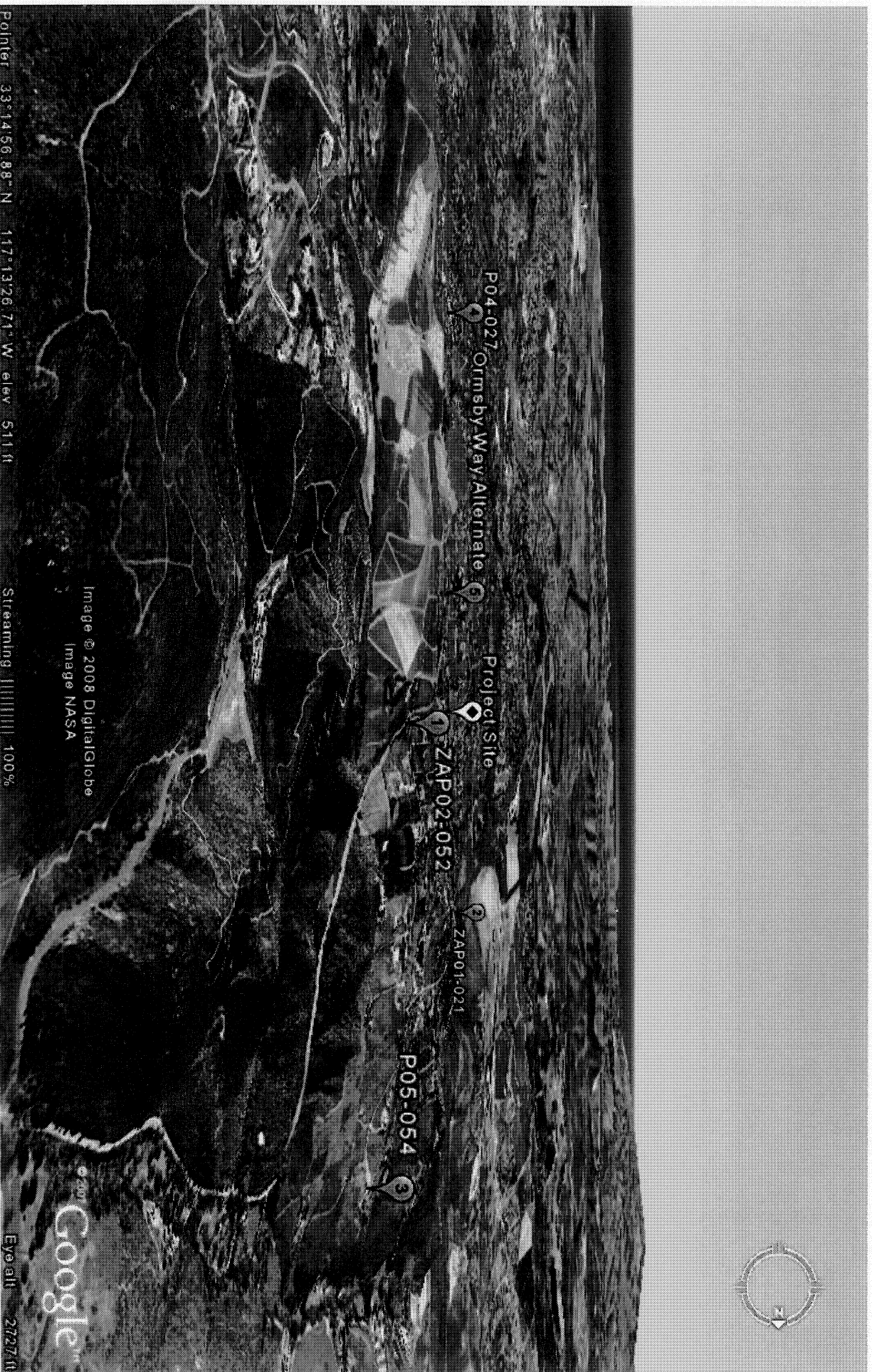
View of Project Site and Alternatives Looking East



View of Project Site and Alternatives Looking South



View of Project Site and Alternatives Looking West



Attachment D

Environmental Documentation

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: Anthony J. Consul
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Department of Planning and Land Use, M.S. 0650
Attn: Regulatory Planning Division Section Secretary

SUBJECT: **FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name: Krippner Residence Wireless Telecommunication Facility; P06-062; ER 06-08-034

Project Location: 2862 Gopher Canyon Court, Bonsall, CA

Project Applicant: Karen Adler, Plancom Inc., 302 State Place, Escondido, CA 92027 (760) 715-3416

Project Description: The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The project consists of three panel antennas attached to a new faux chimney, behind RF transparent material. The faux chimney will match the design of a proposed garage building, to which it will be attached; with a total height of 20 feet. The equipment will be housed in a 10-foot x 16-foot equipment room within the proposed garage.

Agency Approving Project: County of San Diego

County Contact Person: Kevin Johnston Telephone: (858) 694-3084

Date Form Completed: June 13, 2008


This is to advise that the County of San Diego Planning Commission has approved the above described project on June 13, 2008 and found the project to be exempt from the CEQA under the following criteria:

Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)

- ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
☐ Statutory Exemption. C Section:
☒ Categorical Exemption. G Section: 15303
☐ G 15182 – Residential Projects Pursuant to a Specific Plan
☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunications facility that includes the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature:  Telephone: (858) 694-3084

Name (Print): Kevin Johnston Title: Project Manager

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF T-MOBILE KRIPPNER WIRELESS TELECOMMUNICATION FACILITY P06-062; ER 06-08-034

June 13, 2008

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The project will obtain its water supply from the Vista Irrigation District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Article IV, Sections 1 & 2) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Article IV, Section 3) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Article IV, Section 5)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Article IV, Section 6) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers: The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Article IV, Sections 1 and 2 of the Resource Protection Ordinance.

Floodways and Floodplain Fringe: The project is not located near any floodway/floodplain fringe area as defined in the resource protection ordinance, nor is it located near any watercourse which is plotted on any official County floodway/floodplain map. Therefore, it has been found that the proposed project complies with Article IV, Section 3 of the Resource Protection Ordinance.

Steep Slopes: The site does contain steep slopes according to the RPO. However, according to Article IV, Section 5, public and private utility systems are exempt from this section of the RPO provided that findings are made that the least environmentally damaging alignment has been selected. This site meets this criteria because there are no sensitive biological resources anticipated in the area where the proposed CMU enclosure is to be placed. Therefore, it has been found that the proposed project complies with Article IV, Section 5 of the Resource Protection Ordinance.

Sensitive Habitats: No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Article IV, Section 6 of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist Gail Wright, it has determined there are no archaeological or historical sites within the project area. Therefore, it has been found that the proposed project complies with Article IV, Section 7 of the Resource Protection Ordinance.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES
☒

NO
☐

NOT APPLICABLE
☐

The Department of Planning and Land Use (DPLU) and Department of Public Works (DPW) staff have reviewed the Stormwater Management Plan (SWMP) For Minor Projects submitted to the County of San Diego on February 9, 2007 and prepared by Robert Medina for the proposed unmanned wireless telecommunications facility in the Ramona Community Planning Area within the County of San Diego. This document complies with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO, Section 67.817).

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The project is a T-Mobile wireless facility consisting of 4 equipment cabinets, 1 electrical panel and 1 telephone interface that will be located within a new equipment room on the south side of a new garage building. Noise generating equipment located within the garage building is insignificant. A considerable noise source is the proposed exterior mounted 38TUA036 Carrier Condenser units located on the west side of the garage building. The T-Mobile condenser units will be distanced 45-feet to eastern property line. Based on Noise Measured Data prepared by Eilar Associates, Staff has found that the equipment cabinets alone will generate noise impacts as high as 41.0 dBA at the eastern property line. Therefore, the proposed equipment cabinets will meet the property line noise level limits of the County Noise Ordinance (Section 36.404).

Attachment E

Public Documentation



RECEIVED

AUG 02 2006

San Diego County

COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND DEVELOPMENT

M F066

PLANNING GROUP ACTION ON PROJECT (Case Number) P06-062

The Bonsall Group at their meeting on _____
evaluated the following issues and provided comments as applicable:

A. Results of your Group's evaluation of the project including the following:

- o The completeness and accuracy of the Project Description
- o Issues of concern in the project vicinity
- o Consistency with the community character
- o Potential inconsistencies with your Community Plan
- o Specific concerns regarding project design, planning or environmental issues (e.g., traffic, biology, archaeology, noise)

B. The Bonsall Community Group ☒ did OR ☐ did not make a formal recommendation, approval or denial on the project at this time. (Please consider the direction provided by the Project's DPLU Project Manager.)

If a formal recommendation was made, please check the appropriate box below:

MOTION: ☒ Approve with/without Conditions ☐ Deny ☐ Continue

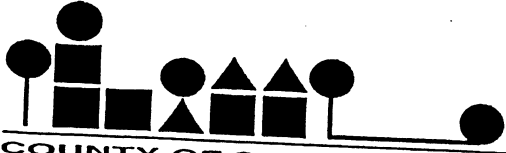
VOTE: 6 Yes 1 No 1 Abstain

BY: Cynthia Matto Position Secretary Date 8/1/06

Conditions/Recommendation

Attachment F

Ownership Disclosure



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATION FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

- A. List the names of all persons having an *interest* in the application.

T-Mobile USA, Inc
Gerry + Renee Krippner

- List the names of all persons having any *ownership interest* in the property involved.

T-Mobile Usa, Inc
Gerry + Renee Krippner

- B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

n/a

- C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

n/a

NOTE: Section 1127 of The Zoning Ordinance defines *Person* as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

NOTE: Attach additional pages if necessary.

Karen Adler Agent
Signature of Applicant

6-15-06
Date

Attachment G

Land Use Analysis

LAND USE ANALYSIS**I. Planning/Design Issues****A. General Plan****1. Regional Land Use Element**

The project is subject to the Regional Land Use Element Policy 1.3 Rural Development Area (RDA) and General Plan Land Use Designation (19) Intensive Agriculture.

The project, as proposed, is consistent with the General Plan because it is an unmanned telecommunications facility and minor impact utilities are anticipated in the EDA Regional Category and (19) Intensive Agriculture Land Use Designation. Civic uses are allowed if they support the local population. Therefore, the project is in conformance with the policies of the Regional Land Use Element of the General Plan.

2. Community Plan

The site is subject to the (19) Intensive Agriculture Land Use Designation of the Bonsall Community Plan. The plan aims to encourage development which will lead to a community with a balance of land uses, which will conserve natural and man-made resources, and which will provide a pleasant, safe environment for present and future residents. The plan also seeks to encourage development only in areas where public facilities and services can be easily provided. The proposed project will serve the needs of the local population by improving the countywide telecommunications system, and is designed so as not to detract from the community's residential character. Therefore, the project is consistent with the Bonsall Community Plan.

B. Zoning**1. Density**

The project will not result in any additional residential density on the site because the proposed use is non-residential.

2. Wireless Telecommunications Facilities

The project is subject to Section 6980 of the Zoning Ordinance, which regulates wireless telecommunications facilities. The project meets the standard application requirements, general regulations, and the design regulations for wireless facilities. Although, the project is located within a non-preferred zone, the site is desirable due to the project's location and its aesthetic and community character compatibility.

II. California Environmental Quality Act (CEQA)/Resource Protection Ordinance (RPO) Issues

A. CEQA

The proposed unmanned wireless telecommunications facility is exempt from the California Environmental Quality Act as specified under Section 15303 of the State CEQA Guidelines for the reasons detailed in the Notice of Exemption dated June 13, 2008 on file with the Department of Planning and Land Use.

B. RPO

1. There are no steep slopes on the property. Therefore, the project is in conformance with the RPO.
2. Floodplain: The project is not located near any floodway/floodplain fringe area as defined in the resource protection ordinance, nor is it located near any watercourse which is plotted on any official County floodway/floodplain map.

III. Other Issues

No other issues have been identified.